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Condition Survey Report & Life Cycle Cost Analysis

Eastfields Estate
Mitcham
Survey
CR4

Prepared on behalf of
Circle Housing
Circle House
1-3 Highbury Station Road
London
N1 1SE

Job No: 27762
Date: June 2016



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Circle House
1-3 Highbury Station Road
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For and on behalf of Baily Garner LLP

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2	3 February 2016	Revised draft issue to accommodate revised property cost.
3	8 April 2016	Final draft following client review.
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Executive Summary

Baily Garner LLP have been appointed by Circle Housing to produce a report and 50 year life cycle cost analysis on the Eastfields Estate. The brief included internal surveys and reviews of technical reports previously produced.

The Eastfields Estate is located in Mitcham, South London and was constructed circa 1974. The estate consists of buildings organised into terraces which enclose rectangular open spaces. The buildings have been constructed using Wimpey No Fines concrete and are clad in Escol steel panels. The blocks of flats and houses are three storeys in height with flat roofs and low parapets to the perimeters.

A condition survey was undertaken by Baily Garner LLP in November 2014. The survey identified a number of issues within the buildings and units including; internal water damage from roof areas, corrosion and poorly sealed joints to cladding system, heat loss through thermal bridging at various points around the buildings, potential asbestos materials within steel clad panels, windows over 10 years in age and exhibiting failure of sealed units, defective areas of asphalt to balconies and poor condition to rear garden boundaries.

Ellis & Moore, Structural Engineers, undertook a visual inspection of the Estate in September 2014. In summary, the Engineers identified that the construction was built using Wimpey No Fines concrete, however, no significant structural issues were identified.

Baily Garner's internal surveys identified that 20% of kitchens and 38% of bathrooms were deemed old and in poor condition. 46% of electrical installations were both old and inadequate and a further 54% of the boilers contained within units were deemed old and at the end of their life.

Our recommendations allow for a full scope of external repairs for the buildings, including provision of a new roof finish, external insulated render system, new windows and communal service upgrades. Our allowance to include for an external render system is due to the fact that the external cladding has reached the end of its serviceable life.

Internally a full scope of works covering new kitchens, bathrooms, electrics and heating installations has been included.

We have provided a life cycle cost analysis for all of the recommended works which totals **£79,828,810**. In addition to this we have provided a second cost option whereby the percentage of first year replacement works is adjusted in line with the survey findings. The impact of the proposed change totals **-£1,442,045**.

The proposed works will ensure that the buildings achieve a 50 year requirement as identified within the Client's brief and improve the aesthetics and reduce maintenance costs for the Estate.

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1.0 Introduction

1.1 Client Details

1.1.1 Circle Housing, Circle House, 1-3 Highbury Station Road, London, N1 1SE.

1.2 Property Address

1.2.1 Eastfields Estate, Mitcham, Surrey, London, CR4.

1.3 Date of Inspection

1.3.1 Surveys were carried out by Lloyd Hudson of Baily Garner LLP.

1.3.2 The properties were inspected on Tuesday 29 September 2015.

1.4 Weather Conditions

1.4.1 Weather conditions on the date of survey were overcast with a temperature of 16°C.

1.5 Description of Property

1.5.1 The Eastfields Estate is a combination of blocks containing flat and house units which were constructed in 1974. The buildings are organised into terraces which enclose rectangular open spaces with smaller squares opening off from these. The Estate replaced the Old Pains Firework Factory and is bordered by Clay Avenue and Mulholland Road. The Estate consists of a number of roads including Potter Close, Mulholland Avenue, Thrupp Close, Clay Avenue, Acacia Close and Pains Close.

1.5.2 The buildings were constructed using the Wimpey No Fines system and clad in Escol steel panels. The blocks of flats and houses are uniform being 3 storeys high with flat roofs and low parapets to the perimeters. The flank elevations have a pebbledash render finish. Garage constructions are incorporated into the building construction and in many areas the roof spaces are utilised as balcony areas. Window installations to the units consist of uPVC double glazed with timber front entrance doors.

1.5.3 Eastfields Estate comprises a mix of tenure types including rented, leasehold and freehold ownership.

1.6 Statement

1.6.1 This report is prepared solely for the use of Circle Housing and may not be used or relied upon by any third party, without specific written permission from Baily Garner LLP.

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2.0 Client Brief

2.1 Background

2.1.1 Following a positive ballot vote in 2009, 6,326 tenants and 2,535 leasehold units were transferred on 22 March 2010 from Merton Council to Merton Priory Homes (MPH). MPH is now incorporated into Circle Housing.

2.1.2 A key part of the transfer was an Offer Document issued to the residents which encapsulated the promises to be delivered by MPH following transfer. Included in the Offer Document was an improvement and modernisation programme to meet the "Merton Standard". The "Merton Standard" is a commitment that goes beyond what is required under the Government Decent Homes Standard. It differs by requiring all homes to have modern facilities with residents offered choices in relation to replacement works.

2.2 Baily Garner Brief

2.2.1 Circle Housing have requested that Baily Garner provide assistance in establishing the 50 year life cycle cost of refurbishing and maintaining the housing stock on the Eastfields Estate. The brief included the following:-

- View and report on existing survey and reports previously produced on the Estate.
- Undertake additional Baily Garner internal surveys to achieve a 10% inspection rate across all unit types.
- Provide life cycle cost information for a 50 year period.
- Provide a summary of the key findings from surveys, and provide clarification and commentary on cost information.

2.3 Scope of Survey

2.3.1 As part of the previous surveys completed, a number of units across the Estate had been inspected as detailed below:-

Property Address	Percentage Inspected
Acacia Road	2%
Clay Avenue	3%
Moore Close	3%
Mulholland Avenue	5%
Pains Close	2%
Potter Close	3%

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2.3.2 Based upon previous inspections and our brief to achieve a 10% internal inspection rate, Baily Garner undertook internal surveys for the following units:-

- 36 Acacia Road
- 82 Acacia Road
- 86 Acacia Road
- 180 Acacia Road
- 6 Clay Avenue
- 24 Moore Close
- 36 Mulholland Avenue
- 52 Mulholland Avenue
- 20 Pains Close
- 21 Pains Close
- 24 Pains Close
- 24 Potter Close
- 11 Thrupp Close

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3.0 Limitations and Exclusions

3.1 Generally

- 3.1.1 Unless expressly provided, no term in the contract between Baily Garner LLP and the Client is enforceable under the contract (Rights of Third Parties) Act 1999 by any person other than Baily Garner LLP or the Client.
- 3.1.2 We have not carried out an inspection in respect of the 29 hazard categories identified within the Housing Health & Safety Rating System (HHSRS). This report is limited to the requirements of the brief only.
- 3.1.3 We have reported an obvious Health & Safety hazards only to the extent that they were apparent from the elements of the property considered as part of the inspection.
- 3.1.4 We have not commented or advised on any matter the significance of which, in relation to the property, was not apparent at the time of the inspection or from the inspection itself.
- 3.1.5 We have not undertaken any structural or other calculations.

3.2 Accessibility

- 3.2.1 Baily Garner completed external surveys of the blocks during previous inspections in November 2014.
- 3.2.2 We have not opened or inspected those parts of the structure which were not exposed, or are inaccessible. We are therefore unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defects.
- 3.2.3 We have not lifted any floorboards nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.
- 3.2.4 We have not moved any obstruction during the inspection, including but not limited to furniture, fixtures, fittings or equipment.
- 3.2.5 We were unable to inspect any roof voids, lift rooms or water tanks.
- 3.2.6 We have not carried out any exposure work or destructive testings, however in the event of our suspicions being aroused we will recommend further exposure. Such intrusive investigations, if instructed by the client will be at the risk and liability of the client and will be assumed to be within the agreement between the client and the building owner.

3.3 Services

- 3.3.1 We have not carried out any tests of gas, electric, water and drainage installations. The report is based upon a visual inspection only and we have prevised upon the need for any visual test if deemed necessary within the appropriate report.

3.4 Areas Not Inspected

- 3.4.1 We were unable to gain access to the following areas which are therefore excluded from the report.

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- Roof and roof voids

3.5 Environmental Issues

- 3.5.1 Particular noise and disturbance affecting the properties has only been noted if it is significant at the time of the inspection. Specific investigations have not been undertaken.
- 3.5.2 Our survey and report has not taken into account the energy performance of the building or properties contained within it.

3.6 Hazardous Materials

- 3.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos containing materials. If you are unaware the presence of such materials, a suitably qualified specialist should carry out a specific asbestos survey.
- 3.6.2 Unless otherwise expressly stated in the report, we assume no deleterious or hazardous materials or techniques have been used in the construction of the property. However, we have advised in the body of the report if, in our view, there is a likelihood that deleterious materials have been used in the construction and specific enquiries should then be made or tests carried out by a specialist.

3.7 Ground Conditions

- 3.7.1 We have not commented on the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

3.8 Consent, Approvals and Searches

- 3.8.1 We have assumed the building or site is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the properties or affect the reasonable enjoyment of the properties.
- 3.8.2 We have assumed that the properties are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a Statutory Notice, and that neither the properties, nor their condition or intended use is or will be unlawful.
- 3.8.3 We have assumed that all planning, building regulations and other consents required in relation to the property had been obtained and such consents have not been verified by us.

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4.0 Previous Condition Surveys

4.1 Condition Survey by Baily Garner LLP

4.1.1 Baily Garner were appointed to undertake visual condition surveys of the Estate in November 2014.

4.1.2 The purpose of the surveys was to provide a condition report on the external fabric of the building including principal elements of the construction. Please refer to Appendix C for photographs.

4.2 External Condition

4.2.1 A summary of the key external condition items identified during the survey process are as follows:-

- No access was gained to the roof however from experience of similar building types, it is very likely that the roof may be of Woodwool construction.
- Various areas of water marks and staining were noted to ceilings internally below roof level, indicating defective roof coverings.
- Internal damage noted within properties associated with potentially damaged or defective internally run soil and drainage pipework.
- Cladding system generally in fair condition however isolated areas of corrosion and poorly sealed joints.
- Review of thermographic survey report indicated that there is evidences of heat loss and thermal bridging at various points around the buildings.
- Potential presence of asbestos materials within steel cladding panels.
- Generally flank elevation render in fair condition with minor cracking and repair works identified.
- Windows appear to be 10 years in age and exhibiting failure of sealed units and locking mechanisms.
- External doors are of uPVC construction and approximately 10 years old.
- Solid timber front entrance doors with some identified as not being fire rated.
- Defective and aged areas of asphalt balcony coverings.
- General corrosion and flaking of external decoration.
- Close boarded timber fencing in poor condition to rear boundary garden areas.

4.3 Internal Condition

4.3.1 The significant findings from the internal surveys are noted below:-

- Evidence of damage to ceiling plasterboard due to roof leaks.
- Isolated areas of plaster and detached wallpaper due to dampness created from internal pipework leaks.
- Many internal doors noted to be old with broken door furniture and lack of fire rating to kitchen areas.

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- 60% of kitchen units noted to be old and in poor condition requiring replacement.
- Areas of dampness noted throughout properties due to defective internal rainwater pipes and roof leaks.
- Mould growth noted to window perimeters and framing likely to be caused due to poor thermal performance of cladding.
- Visual inspection completed to electrical installations where sufficient sockets and relatively modern installation provided, although many CCU's noted to be dated.
- Absence of emergency light fittings to communal areas.
- Absence of smoke detectors and CO₂ detectors in a large quantity of units inspected.

4.4 Conclusion and Recommendations

4.4.1 Following completion of the internal and external surveys the report provided a number of conclusion and recommendations as noted below:-

- Extensive evidence of water ingress into the buildings from roofs indicates that coverings are likely to be in poor condition and require urgent attention.
- Various external components are in fair condition but require works to increase their life expectancy.
- Sealed units to windows have failed along with ironmongery.
- Renewal of asphalt balconies is required.
- All rainwater goods and pipework should be inspected by a CCTV survey and allowance made for renewal where required.
- Thermally the buildings were noted to be performing poorly as viewed in a thermographic survey report. Condensation issues are present due to cold bridges with the building construction.
- Difficulties may be present in relation to the provision of insulation to the roof construction due to the mixed tenures below on the estate:-
- New heating infrastructure to properties would help improve thermal performance.
- Class 'O' finishes recommended to all communal areas.
- Internal decorations were noted to be in poor condition due to water ingress issues and remedial works are required.
- Assumed presence of asbestos to ceiling boards within units and steel cladding system. Reference to asbestos register is required.
- Generally the kitchen and bathroom facilities are outdated and should be upgraded to modern facilities.

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5.0 Previous Structural Investigations

5.1 Ellis & Moore Structural Report

5.1.1 Ellis & Moore Consulting Engineers were instructed to complete the visual inspection of the external elevations of the building on the Estates by means of a walk around survey in September 2014.

5.1.2 In addition, access was made available to inspect a selective number of properties internally.

5.1.3 The brief did not include for any intrusive investigative works.

5.1.4 The report identified that the buildings consist of two types mainly 3 storey townhouses and 3 storey blocks of flats. The buildings have been constructed using the Wimpey No Fines method. No Fines concrete is identified as a non-proprietary material and was used extensively in England and Scotland for the construction of walls to dwellings. The concrete is unique in the fact that it does not contain any sand within the mix.

5.2 External Observations

5.2.1 For the house construction it was identified that there was cross wall construction spanning between party walls. Enamel steel panels are fixed to the outside of the building with the flank walls consisting of No Fines concrete with a pebbledash render. The construction report identified no structural issues or foundation movement. The report did identify corrosion of panels and failure of mastic joints to the panel installations.

5.2.2 In relation to the flat construction the construction details match that of the houses and the same issues relating to panel corrosion and joint failure were identified. Generally the flat blocks were noted to be in good structural condition.

5.3 Internal Observations

5.3.1 Access was gained to 33 Clay Avenue, 105 Clay Avenue, 30 Moore Close and 18 Pains Close. In all of the units inspected there were no structural issues reported.

5.3.2 Mould and condensation issues were noted to the bathrooms of 33 Clay Avenue and 30 Moore Close. The flank wall of 105 Clay Avenue had been drylined to improve the thermal performance of properties.

5.4 Report Conclusions

5.4.1 Generally the Structural Engineer's Report identifies that the buildings are in good structural condition and should satisfactorily provide 30 years of life. One area of concern was the steel cladding which had been noted to corrode and seals were failing and this was identified as a key issue due to the nature of its protection provided to the concrete structure behind. The report also identifies that the insulation properties of the cladding and building are likely to be minimal.

5.4.2 The report recommends further surveys including carbonation, chloride, cover meter, petrographic analysis and hammer meter tests to the concrete structure.

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6.0 Survey Findings

6.1 Kitchens

6.1.1 Generally our inspections identified the following:-

Property Address	Old (20 Years +)	Poor Condition
36 Acacia Road	X	X
82 Acacia Road	X	✓
86 Acacia Road	X	X
180 Acacia Road	X	✓
6 Clay Avenue	X	X
24 Moore Close	X	✓
36 Mulholland Avenue	✓	✓
52 Mulholland Avenue	X	X
20 Pains Close	X	X
21 Pains Close	X	X
24 Pains Close	✓	✓
24 Potter Close	✓	✓
11 Thrupp Close	✓	X

6.1.2 Generally we identified that 20% of units inspected exhibited kitchens which were both old and in poor condition. 31% of units were noted to be old. 46% of units were noted to be in poor condition.

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6.2 Bathrooms

6.2.1 A summary of our findings in bathrooms are as follows:-

Property Address	Old (20 Years +)	Poor Condition
36 Acacia Road	✓	✓
82 Acacia Road	✓	✓
86 Acacia Road	✓	X
180 Acacia Road	✓	✓
6 Clay Avenue	X	X
24 Moore Close	X	✓
36 Mulholland Avenue	✓	✓
52 Mulholland Avenue	X	X
20 Pains Close	X	X
21 Pains Close	X	✓
24 Pains Close	✓	✓
24 Potter Close	X	X
11 Thrupp Close	X	X

6.2.2 Following our inspections within the units we identified that 38% of the bathrooms inspected were both old and in poor condition. 46% of units were noted to be old. 54% of units were noted to be in poor condition.

6.3 Electrics

6.3.1 Our findings following our inspection of the electrics are as follows:-

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Property Address	Old (20 Years +)	Poor Condition
36 Acacia Road	✓	X
82 Acacia Road	✓	✓
86 Acacia Road	X	X
180 Acacia Road	✓	✓
6 Clay Avenue	✓	✓
24 Moore Close	✓	✓
36 Mulholland Avenue	✓	X
52 Mulholland Avenue	✓	X
20 Pains Close	X	X
21 Pains Close	✓	✓
24 Pains Close	✓	✓
24 Potter Close	✓	X
11 Thrupp Close	X	X

- 6.3.2 In relation to the electrical installation 46% of the units identified have both an old and inadequate system. 77% of units were noted to have installations that were old. 46% were noted to be in poor condition.
- 6.3.3 In general where an inadequate installation was identified this was due to the low quantity of sockets provided within the rooms.

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6.4 Heating

6.4.1 The findings from our inspections related to heating are as follows:-

Property	Heating Old (30 Years +)	Heating Inadequate	Boiler Old (10 Years +)
36 Acacia Road	✓	X	X
82 Acacia Road	✓	X	✓
86 Acacia Road	✓	X	X
180 Acacia Road	✓	X	✓
6 Clay Avenue	✓	X	X
24 Moore Close	✓	X	✓
36 Mulholland Avenue	X	X	X
52 Mulholland Avenue	✓	X	✓
20 Pains Close	X	X	X
21 Pains Close	✓	X	✓
24 Pains Close	X	X	✓
24 Potter Close	X	X	✓
11 Thrupp Close	X	X	X

6.4.2 In relation to the heating installations we did not find any units that exhibited old and inadequate heating installations. From our surveys we did identify that 54% of the boilers contained within units were deemed old and at the end of their life. 62% of heating installations were noted to be old. No heating installations were noted to be in poor condition.

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6.5 General

- 6.5.1 Our general observations on the surveys of the units indicated that the condition of internal finishes was poor and there are extensive examples of damp and mould issues particularly to ceilings below roof areas and within bathrooms.

7.0 Refurbishment Work Options

7.1 Externals

- 7.1.1 In relation to both the flat and house units located across the Estate, a full scope of external works has been proposed. These works have been based upon the findings noted within our recent surveys, previous condition and structural reports.
- 7.1.2 We have identified several areas following internal inspections, where properties have been severely affected by the ingress of water. The location of water damage was identified to ceiling areas below the roof and we have therefore assumed the roof covering condition is poor. Whilst no access was provided to inspect any of the roof areas, we have concluded that it is in poor condition. In addition we would anticipate that the current roof construction is not insulated and reduces the thermal performance of the building. As such we have allowed for a full roof covering renewal along with insulation.
- 7.1.3 Due to the aging condition of the external steel panel cladding system and the associated poor thermal performance, we have allowed for the entire cladding system to be removed and a new insulated render system to be provided.
- 7.1.4 Due to the age and presence of various issues to the windows identified on site, a full replacement has been allowed. In our experience windows of this age are also difficult to overhaul and refurbish effectively. In addition with the replacement of the cladding system, associated disturbance and provision of full scaffold, the replacement of windows would be recommended.
- 7.1.5 For the flat blocks, allowance has been made for a full internal communal refurbishment including new floor finishes, wall decorations and replacement of internal doors where required. In addition the provision of new communal entrance doors, canopies and a door entry system has been included.
- 7.1.6 A full allowance has been provided for the upgrade of the existing communal services to all blocks including landlord supply, communal lighting and provision of integrated reception system.
- 7.1.7 During our surveys it was also identified that there were many areas of dampness to the internal fabric caused by suspected defects to internal soil waste and rainwater drainage. To this extent we have allowed for a full CCTV survey and a repair programme. Due to the age and construction of the block we also made allowance for provision of firestopping within these areas.

7.2 Internals

- 7.2.1 For both the flat and house units we have allowed extensive internal refurbishment works, based upon the surveys completed.
- 7.2.2 The works proposed include the following:
- Replacement kitchen and bathrooms.
 - Provision of new heating installations.

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- Full electrical rewires.
- Replacement of internal doors.
- Internal decoration and replastering.
- New floor finishes.

7.2.3 In addition we have allowed for the provision of staircase repairs to all houses.

8.0 Cost Information

8.1.1 The tables below provide a summary of Option 1 (for replacement) and Option 2 (percentage first year replacement).

8.1.2 The detailed cost information is located within Appendix A.

8.2 Option 1 – 100% Replacement of Key Internal Element in First Year

Block	Cost
Acacia Road Flats	£8,063,890
Clay Avenue Flats	£13,372,960
Moore Close Flats	£4,999,822
Moore Holland Road Flats	£6,234,559
Paynes Close	£5,431,715
Potter Close	£4,952,694
Thrupp Close	£5,450,109
Houses	£7,778,184
Estate wide Works	£5,367,600
Sub Total	£61,651,533
Preliminaries (17%)	£10,480,760
Contingency (5%)	£3,606,615
Inflation (based at Q4 2015 – 5.4%)	£4,089,901
Total Cost	£79,828,810

8.3 Option 2 – Percentage First Year Replacement in accordance with Baily Garner Surveys

Element	Cost
Kitchens (23% replace)	- £825,517
Bathrooms (38% replace)	- £319,920
Heating installations (0% replace)	£0.00
Boilers (54% replacement)	- £296,608
Electrical installation (46% replace)	
Adjusted Total Cost	- £1,442,045

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- 8.3.1 The cost information has been predominantly benchmarked against three separate schemes in which Baily Garner have been involved and have been completed over the last two to five years.
- 8.3.2 The schemes identified are of a similar type and extent of work to the Eastfields Estate.
- 8.3.3 All costs provided include for inflation, but exclude net present value adjustments.
- 8.3.4 The costs exclude any works or demolition completed within the 50th year.
- 8.3.5 Cost breakdown for the works per year has also been provided in Appendix B. The cost information has also been broken down into a unit cost per property as follows:

Internals	Total Cost	No of Tenants	Cost per Tenant
Acacia Road Flats	£3,861,909	34	£113,586
Clay Avenue Flats	£5,912,131	52	£113,695
Moor Close Flats	£2,561,865	22	£116,448
Moor Holland Road Flats	£2,893,408	25	£115,736
Paynes Close	£2,992,710	26	£115,104
Potter Close	£2,540,241	22	£115,416
Thrupp Close	£3,222,544	28	£115,091
Houses	£5,799,519	40	£144,988
Sub Total	£29,784,327	249	£119,616
Communals	Total Cost	No of Dwellings	Cost per Dwelling
Acacia Road Flats	£6,579,530	44	£149,535
Clay Avenue Flats	£11,403,699	62	£183,931
Moor Close Flats	£3,912,099	32	£122,253
Moor Holland Road Flats	£5,179,342	36	£143,871
Pains Close	£4,040,487	36	£112,236
Potter Close	£3,872,701	32	£121,022
Thrupp Close	£3,834,470	32	£119,827
Houses	£4,271,977	40	£106,799
Estate Works	£6,950,178	314	£22,134
Sub Total	£50,044,483	314	£159,377
Total	£79,828,810		

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9.0 Recommendations and Conclusions

- 9.1.1 The total cost for Option 1 (100% First Year Replacement) is £79,828,810.
- 9.1.2 The total cost for Option 2 (Percentage Replacement in First Year based on Surveys) is £78,386,765. The savings are realised due to key elements not being replaced in year one.
- 9.1.3 This is the total anticipated cost for the buildings to achieve a 50 year lifecycle under each scenario.
- 9.1.4 The external condition of the buildings on the estate is as expected for their age. The structural investigations to the estate did not identify any significant structural issues to the construction.
- 9.1.5 We would recommend that a full intrusive structural engineer's investigation be completed to the existing structure due to the presence of the Wimpey No Fines construction. This will include full concrete inspections and tests, at various locations around the estate, as detailed within the structural engineer's report. The findings from the further surveys may identify additional works. The effect of these would increase the cost of retaining the buildings and these have not been allowed for in our cost analysis.
- 9.1.6 Due to the anticipated poor condition of the roof covering and likely absence of insulation we have allowed to upgrade the roof construction.
- 9.1.7 Further structural investigations will be required to the roof construction on the blocks. As stated within the report, we have previously encountered similar construction forms and would anticipate that the roof construction may be wood wool. Wood wool is a deleterious material which is especially susceptible to degradation if water ingress occurs. As noted within the internal surveys, there are examples where extensive damage has been caused internally due to leaks through the roof construction. Our concern would be that the poor roof covering condition may have affected the structural integrity of the roof slab. We would recommend that full intrusive investigations be completed to determine the exact construction of the slab to the roof and its condition. At this stage our costs do not allow for any associated structural investigations or any further strengthening or structural deck replacement.
- 9.1.8 In relation to the roof construction, from previous experience we anticipate an absence of party wall delineation at roof level. We have encountered previous issues in relation to this construction form on Cherry Tree Estate. Due to the mixed tenure type at Cherry Tree Estate and Eastfields, (e.g. provision of tenants, leaseholders and freehold) it can be very complicated to achieve a full insulated roof renewal system. Due to the presence of freehold units, there may be a reluctance for freeholders to agree to the new roof installation and associated costs. Due to the central drainage position for the roof, there are technical issues to overcome in order to complete a full roof overhaul. We would recommend that further investigation be undertaken by the client's legal team to ascertain the exact tenure breakdown of units within the blocks to address this issue going forward.
- 9.1.9 We have allowed within our proposed works for a full removal of the cladding system and replacement with a fully insulated render system. This proposal has been based upon the

Condition Survey & Life Cycle Cost Analysis

Eastfields Estate, Mitcham, Surrey, CR4

cladding reaching the end of its life and the associated poor level of thermal performance that the building currently provides for its occupants. This issue has been highlighted within the infrared and thermographic survey previously reviewed under the condition report undertaken in April 2015, and our internal surveys. In addition the Structural Engineer report also identified the risk of deterioration to the concrete structure behind the cladding, if the panels are not replaced. Due to the Wimpey No Fines construction there is an increased risk to the structure.

- 9.1.10 In relation to the provision of an insulated render system, there may be similar complications as noted for the roof due to the tenure mix on the estate. Where freeholders are present to the houses on the estate, there may be a reluctance for an insulated render system to be paid for and provided. As such, the insulated render system will need to be stopped short of the freeholder units and appropriate termination details provided for the system. This will have an effect on the overall aesthetic appearance of the building whereby some elevations are not treated with insulation.
- 9.1.11 In relation to the undertaking of external insulation and roof works, we would note these are likely to be minimal in relation to disruption for residents as the majority of works will be carried out externally and will not require internal access.
- 9.1.12 We would note that there is a very high probability that asbestos panels are located within the cladding construction. Asbestos may also be present in some ceilings. We have allowed within our costs for asbestos surveys, but we have not allowed for any asbestos removal and we recommend that further investigations are ascertained to establish the exact extent of asbestos location and associated financial impact.
- 9.1.13 Internally, the scope of works provided allows improvement to the good condition of the units. The level of inspections is 10% and is deemed suitable due to the repetitive nature of the blocks. We have proposed an adjustment to the costs (Option 2) to allow for a variance in the condition in these elements. This has resulted in the proposed level of replacement works in the first year being adjusted, which in turn reduces the overall 50 year lifecycle cost.
- 9.1.14 In order to provide a more accurate assessment of the first year replacement on the estate, further survey samples could be undertaken. In addition, percentages can also be reviewed and adjusted to reflect the interpretation of the Merton Standard.
- 9.1.15 The proposals to provide a new roof covering, insulated render and associated window replacement works will affect the energy performance of the buildings and these will need to be carefully reviewed in line with any proposed energy strategy for the estate.
- 9.1.16 A number of the proposals included within the scope of works have been included in order to raise the standard of the unit and are practical to complete whilst undertaking other works. However, these works may not be deemed strictly necessary in accordance with the Merton Standard. Such works include full internal redecoration and block entrance canopies. We are happy to review the full scope of works in detail with the client and amend the scope where required.

Condition Survey & Life Cycle Cost Analysis

Eastfields Estate, Mitcham, Surrey, CR4

- 9.1.17 The proposed elevation works will require a full planning application and approval from the local authority.
- 9.1.18 In conclusion, the works proposed enable the building to achieve a 50 year lifecycle requirement, address promises made in the offer document improve the aesthetics and reduce maintenance costs for the estate.

Appendix A

Life Cycle Cost Information



Life Cycle Cost Plan

for

Eastfields Estate

Eastfields Estate

Merton

Surrey

CR4 4DL

Prepared for:

**Refurbishment of Existing Dwellings and Associated
External Works**

Circle Housing Group
1-3 Highbury Station Road
Islington
London
N1 1SE

Project No.: 27762

BAILY • GARNER

-is building!

Revision: C

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27-Jan-16

Life Cycle Cost Plan

Revision: C

Date: 27-Jan-16

Project No: 27762

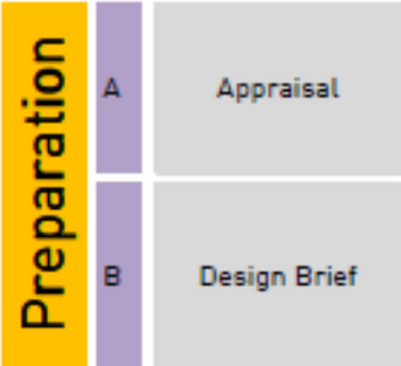
Circle Housing Group

Eastfields Estate



Contents Page

Section	Heading
1	Project Brief
2	Basis of Costs
3	Summary
4	Detailed Life Cycle Costs



Quality Assurance

Rev	Status	Prepared by
-	Draft	Neil Fraser
A	Draft	Neil Fraser

Authorised for Issue

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Life Cycle Cost Plan

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Circle Housing Group

Eastfields Estate



Section 1 - Project Brief

1.1 Location

The site is located at Eastfields Estate, Mitcham, Greater London, CR4

1.2 Site Description

The works comprises the refurbishment of the existing dwellings including all common areas, the external envelope and all hard and soft landscaped areas.

1.3 Description of the Works

Refurbishment of Existing Dwellings and Associated External Works

1.4 Existing Accommodation

The accommodation consists of 315 no mixed tenure dwellings:

General needs rented	249
Leaseholder	65
Total	<u>314</u>

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Section 2 - Basis of Costs

2.1 Information used to

Levitt Bernstein:

Existing site plan ref 3178

Baily Garner:

Baily Garner Condition Survey Report dated December 2015

2.2 Assumptions

- Inflation only allowed for up to 4Q2015 (with maximum 12 months fixed price allowance).
- Circle have advised us that within their Business Plan they will be allowing for future inflation beyond 4Q14 reflecting build cost inflation increases and changes in market conditions (tender prices increases).
- Life cycle cost assumptions
 - Discount Rate 0.00%
 - Building Life 50 years

2.3 Exclusions

- Pre-contract design fees and Client on-costs
- Value Added Tax
- Inflation beyond 4Q15
- Internal works to leaseholders and freeholder dwellings
- Any on-plot works to freeholder dwellings
- Decanting
- Relocation costs
- Finance
- Furniture, fittings and equipment, beyond that specifically referred to in the cost plan.

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Eastfields Estate



Block	Cost
Acacia Road Flats	8,063,890
Clay Avenue Flats	13,372,960
Moore Close Flats	4,999,822
Mulholland Road Flats	6,234,559
Pains Close	5,431,715
Potter Close	4,952,694
Thrupp Close	5,450,109
Houses	7,778,184
Estate Wide Works	5,367,600
Sub-total	61,651,533
Preliminaries	17% £10,480,760.68
Contingency	5% £3,606,615
Inflation (based at 4th quarter 2015)	5.4% £4,089,901
Total NPV	£79,828,810

Adjustments below are based on recommended replacement % (in red) of key internal elements in the 1st year in accordance with Baily Garner surveys. This also assumes that the remaining % would be replaced in year 10		
Kitchens	Replace: 23%	-£825,517
Bathrooms	Replace: 38%	-£319,920
Radiators	Replace: 0%	£0
Boilers	Replace: 54%	-£296,608
Electrical Installation	Replace: 46%	£0

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Eastfields Estate



Adjusted Total Cost	-£1,442,045

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Eastfields Estate



Section 4 - Detailed Life Cycle Costs

Block/Houses:

Accacia Road Flats

	Leasehold	General Needs	Total
1 bed		28	
2 bed		4	
3 bed		2	
4 bed+		0	
Total	10	34	44

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	28	no	£3,200	Yes	89,600	-	12	448,000
2 bed	4	no	£3,500	Yes	14,000		12	70,000
3 bed	2	no	£3,800	Yes	7,600		12	38,000
Bathroom refurbishment, finishes, fittings								
1 bed	28	no	£1,550	Yes	43,400		12	217,000
2 bed	4	no	£1,650	Yes	6,600		12	33,000
3 bed	2	no	£1,800	Yes	3,600		12	18,000
Renew gas supply	34	no	£250	Yes	8,500		30	17,000
Radiator replacement								
1 bed	28	no	£1,500	Yes	42,000		30	84,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
2 bed	4	no	£2,200	Yes	8,800		30	17,600
3 bed	2	no	£2,500	Yes	5,000		30	10,000
Boiler Replacement inc. Controls	34	no	£2,000	Yes	68,000		15	272,000
Replace HW cylinder	34	no	£350	Yes	11,900		15	47,600
Mechanical extract fan bathroom	34	no	£350	Yes	11,900		10	59,500
Mechanical extract fan kitchen	34	no	£350	Yes	11,900		10	59,500
Renew cold water incoming service	34	no	£150	Yes	5,100		40	10,200
Full Electrical Rewire (excludning kitchen & bathroom)					-			
1 bed	28		£2,600	Yes	72,800		30	145,600
2 bed	4	no	£3,200	Yes	12,800		30	25,600
3 bed	2	no	£3,500	Yes	7,000		30	14,000
Smoke Detector Installation		no			-			-
1 bed	28	no	£100	Yes	2,800		10	14,000
2 bed	4	no	£130	Yes	520		10	2,600
3 bed	2	no	£180	Yes	360		10	1,800
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	34	no	£430	Yes	14,620		100	14,620
Replace internal door and ironmongery	34	no	£200	Yes	6,800		40	13,600
Replace internal frame	34	no	£190	Yes	6,460		40	12,920
Replace flat front entrance doors	34	no	£950	Yes	32,300		40	64,600
Redecorate flat entirely		no			-			
1 bed	28	no	£1,550	Yes	43,400		5	434,000
2 bed	4	no	£1,750	Yes	7,000		5	70,000
3 bed	2	no	£1,950	Yes	3,900		5	39,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	28	no	£3,150	Yes	88,200		15	352,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
2 bed	4	no	£3,400	Yes	13,600		15	54,400
3 bed	2	no	£3,550	Yes	7,100		15	28,400
Replaster internally					-			
1 bed	28	no	£3,900	Yes	109,200		40	218,400
2 bed	4	no	£4,200	Yes	16,800		40	33,600
3 bed	2	no	£4,500	Yes	9,000		40	18,000
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
Communals					-			
Roofs					-			
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	2,186	m2	£240	Yes	524,678		35	1,049,357
Roof access doors and ladders	3	no	£950	Yes	2,850		40	5,700
External Walls					-			
Remove existing cladding/render	5,634	m2	£20	Yes	112,676		55	112,676
Insulated render system	5,634	m2	£90	Yes	507,042		55	507,042
Refurbishment of private balconies	315	m	£250	Yes	78,750	35	35	157,500
Scaffolding - flats per m2 of elevation area	5,634	m2	£25	Yes	140,845		10	704,225
Windows and External Doors					-			-
Overhaul existing windows	1,620	m2	£15	Yes	24,300	10	10	121,500
Replace existing windows - new composite alum/timber	1,620	m2	£510	Yes	826,200		45	1,652,400
Communal entrance doors and two side screens	6	no	£3,500.00	Yes	21,000		25	42,000
Rubber matting at entrances	6	no	£200.00	Yes	1,200		5	12,000
Communal Areas					-			-
Asbestos surveys to comunals	44	no	£25.00	Yes	1,100		100	1,100
Replacing communal doors	6	no	£460.00	Yes	2,760		35	5,520
Overhauling and repairing communal doors	6	no	£175.00	Yes	1,050	10	10	5,250

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Communal decorations - doors, walls and ceilings	200	m2	£60.00	Yes	12,000		7	96,000
Communal floor and stair finishes	200	m2	£60.00	Yes	12,000		15	48,000
Overhauling communal balustrades	12	no	£530.00	Yes	6,360		10	31,800
New main entrances and canopies	6	no	£8,500.00	Yes	51,000		50	51,000
Refuse system - refurbishment and overhaul	44	no	£330.00	Yes	14,520		25	29,040
External and communal block signage	44	no	£180.00	Yes	7,920		15	31,680
IRS Installation	44	no	£320.00	Yes	14,080		25	28,160
Upgrading landlords electrical supply laterals and lighting	44	no	£2,100.00	Yes	92,400		30	184,800
External lighting	44	no	£65.00	Yes	2,860		25	5,720
Door entry and access control system	44	no	£740.00	Yes	32,560		25	65,120
Overhaul existing communal cold water tanks	44	no	£180.00	Yes	7,920		15	31,680
Renew existing communal cold water tanks	44	no	£410.00	Yes	18,040		40	36,080
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	44	no	£750.00	Yes	33,000		40	66,000
Block Total								8,063,890

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Section 4 - Detailed Life Cycle Costs

Block/Houses:

Clay Avenue Flats

	Leasehold	General Needs	Total
1 bed		52	
2 bed		0	
3 bed		0	
4 bed+		0	
Total	10	52	62

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	52	no	£3,200	Yes	166,400	-	12	832,000
Bathroom refurbishment, finishes, fittings								
1 bed	52	no	£1,550	Yes	80,600		12	403,000
Renew gas supply	52	no	£250	Yes	13,000		30	26,000
Radiator replacement								
1 bed	52	no	£1,500	Yes	78,000		30	156,000
Boiler Replacement inc. Controls	52	no	£2,000	Yes	104,000		15	416,000
Replace HW cylinder	52	no	£350	Yes	18,200		15	72,800
Booster pumps - single (flats over 2 storeys)	52	no	£550	Yes	28,600		15	114,400
Mechanical extract fan bathroom	52	no	£350	Yes	18,200		10	91,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Mechanical extract fan kitchen	52	no	£350	Yes	18,200		10	91,000
Renew cold water incoming service	52	no	£150	Yes	7,800		40	15,600
Full Electrical Rewire (excludning kitchen & bathroom)					-			
1 bed	52		£2,600	Yes	135,200		30	270,400
Smoke Detector Installation		no			-			-
1 bed	52	no	£100	Yes	5,200		10	26,000
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	52	no	£430	Yes	22,360		100	22,360
Replace internal door and ironmongery	52	no	£200	Yes	10,400		40	20,800
Replace internal frame	52	no	£190	Yes	9,880		40	19,760
Replace flat front entrance doors	52	no	£950	Yes	49,400		40	98,800
Redecorate flat entirely		no			-			
1 bed	52	no	£1,550	Yes	80,600		5	806,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	52	no	£3,150	Yes	163,800		15	655,200
Replaster internally					-			
1 bed	52	no	£3,900	Yes	202,800		40	405,600
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	4,004	m2	£18	Yes	72,073	10	10	360,363
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	4,004	m2	£240	Yes	960,967		35	1,921,934
Roof access doors and ladders	3	no	£950	Yes	2,850		40	5,700
External Walls					-			
Remove existing cladding/render	9,236	m2	£20	Yes	184,716		55	184,716

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Insulated render system	9,236	m2	£90	Yes	831,222		55	831,222
Scaffolding - flats per m2 of elevation area	9,236	m2	£25	Yes	230,895		10	1,154,475
Windows and External Doors					-			-
Overhaul existing windows	2,592	m2	£15	Yes	38,880	10	10	194,400
Replace existing windows - new composite alum/timber	2,592	m2	£510	Yes	1,321,920		45	2,643,840
Replace external flat front doors not served by door entry	20	no	£840	Yes	16,800		25	33,600
Communal entrance doors and two side screens	12	no	£3,500.00	Yes	42,000		25	84,000
Overhauling and repairing communal doors	12	no	£180.00	Yes	2,160	10	10	10,800
Replacing external communal doors	12	no	£690.00	Yes	8,280		25	16,560
Rubber matting at entrances	12	no	£200.00	Yes	2,400		5	24,000
Communal Areas					-			-
Asbestos surveys to communals	62	no	£25.00	Yes	1,550		100	1,550
Replacing communal doors	12	no	£460.00	Yes	5,520		35	11,040
Overhauling and repairing communal doors	12	no	£175.00	Yes	2,100	10	10	10,500
Communal decorations - doors, walls and ceilings	600	m2	£60.00	Yes	36,000		7	288,000
Communal floor and stair finishes	600	m2	£60.00	Yes	36,000		15	144,000
Overhauling communal balustrades	24	no	£530.00	Yes	12,720		10	63,600
Renewing communal balustrades	24	no	£1,950.00	Yes	46,800	15	40	46,800
New main entrances and canopies	12	no	£8,500.00	Yes	102,000		50	102,000
Refuse system - refurbishment and overhaul	62	no	£330.00	Yes	20,460		25	40,920
External and communal block signage	62	no	£180.00	Yes	11,160		15	44,640
IRS Installation	62	no	£320.00	Yes	19,840		25	39,680
Upgrading landlords electrical supply laterals and lighting	62	no	£2,100.00	Yes	130,200		30	260,400

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
External lighting	62	no	£65.00	Yes	4,030		25	8,060
Door entry and access control system	62	no	£740.00	Yes	45,880		25	91,760
Overhaul existing communal cold water tanks	62	no	£180.00	Yes	11,160		15	44,640
Renew existing communal cold water tanks	62	no	£410.00	Yes	25,420		40	50,840
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	62	no	£750.00	Yes	46,500		40	93,000
Block Total								13,372,960

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Eastfields Estate



Section 4 - Detailed Life Cycle Costs

Block/Houses:

Moore Close Flats

	Leasehold	General Needs	Total
1 bed		18	
2 bed		4	
3 bed		0	
4 bed+		0	
Total	10	22	32

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	18	no	£3,200	Yes	57,600	-	12	288,000
2 bed	4	no	£3,500	Yes	14,000		12	70,000
Bathroom refurbishment, finishes, fittings								
1 bed	18	no	£1,550	Yes	27,900		12	139,500
2 bed	4	no	£1,650	Yes	6,600		12	33,000
Renew gas supply	22	no	£250	Yes	5,500		30	11,000
Radiator replacement								
1 bed	18	no	£1,500	Yes	27,000		30	54,000
2 bed	4	no	£2,200	Yes	8,800		30	17,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	22	no	£2,000	Yes	44,000		15	176,000
Replace HW cylinder	22	no	£350	Yes	7,700		15	30,800
Booster pumps - single (flats over 2 storeys)	22	no	£550	Yes	12,100		15	48,400
Mechanical extract fan bathroom	22	no	£350	Yes	7,700		10	38,500
Mechanical extract fan kitchen	22	no	£350	Yes	7,700		10	38,500
Renew cold water incoming service	22	no	£150	Yes	3,300		40	6,600
Full Electrical Rewire (excluding kitchen & bathroom)					-			
1 bed	18		£2,600	Yes	46,800		30	93,600
2 bed	4	no	£3,200	Yes	12,800		30	25,600
Smoke Detector Installation		no			-			-
1 bed	18	no	£100	Yes	1,800		10	9,000
2 bed	4	no	£130	Yes	520		10	2,600
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	22	no	£430	Yes	9,460		100	9,460
Replace internal door and ironmongery	22	no	£200	Yes	4,400		40	8,800
Replace internal frame	22	no	£190	Yes	4,180		40	8,360
Replace flat front entrance doors	22	no	£950	Yes	20,900		40	41,800
Redecorate flat entirely		no			-			
1 bed	18	no	£1,550	Yes	27,900		5	279,000
2 bed	4	no	£1,750	Yes	7,000		5	70,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	18	no	£3,150	Yes	56,700		15	226,800
2 bed	4	no	£3,400	Yes	13,600		15	54,400
Replaster internally					-			
1 bed	18	no	£3,900	Yes	70,200		40	140,400
2 bed	4	no	£4,200	Yes	16,800		40	33,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,128	m2	£18	Yes	20,296	10	10	101,479
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	1,128	m2	£240	Yes	270,610		35	541,219
Roof access doors and ladders	3	no	£950	Yes	2,850		40	5,700
External Walls					-			
Remove existing cladding/render	3,408	m2	£20	Yes	68,168		55	68,168
Insulated render system	3,408	m2	£90	Yes	306,756		55	306,756
Scaffolding - flats per m2 of elevation area	3,408	m2	£25	Yes	85,210		10	426,050
Windows and External Doors					-			-
Overhaul existing windows	972	m2	£15	Yes	14,580	10	10	72,900
Replace existing windows - new composite alum/timber	972	m2	£510	Yes	495,720		45	991,440
Replace external flat front doors not served by door entry	10	no	£840	Yes	8,400		25	16,800
Communal entrance door - steel type self closing	2	no	£2,150.00	Yes	4,300		25	8,600
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Overhauling and repairing communal doors	2	no	£180.00	Yes	360	10	10	1,800
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
Communal Areas					-			-
Asbestos surveys to comunals	32	no	£25.00	Yes	800		100	800
Replacing communal doors	2	no	£460.00	Yes	920		35	1,840
Overhauling and repairing communal doors	2	no	£175.00	Yes	350	10	10	1,750

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Communal decorations - doors, walls and ceilings	100	m2	£60.00	Yes	6,000		7	48,000
Communal floor and stair finishes	100	m2	£60.00	Yes	6,000		15	24,000
Overhauling communal balustrades	4	no	£530.00	Yes	2,120		10	10,600
Renewing communal balustrades	4	no	£1,950.00	Yes	7,800	15	40	7,800
New main entrances and canopies	2	no	£8,500.00	Yes	17,000		50	17,000
Refuse system - refurbishment and overhaul	32	no	£330.00	Yes	10,560		25	21,120
External and communal block signage	32	no	£180.00	Yes	5,760		15	23,040
IRS Installation	32	no	£320.00	Yes	10,240		25	20,480
Upgrading landlords electrical supply laterals and lighting	32	no	£2,100.00	Yes	67,200		30	134,400
External lighting	32	no	£65.00	Yes	2,080		25	4,160
Door entry and access control system	32	no	£740.00	Yes	23,680		25	47,360
Overhaul existing communal cold water tanks	32	no	£180.00	Yes	5,760		15	23,040
Renew existing communal cold water tanks	32	no	£410.00	Yes	13,120		40	26,240
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	32	no	£750.00	Yes	24,000		40	48,000
Block Total								4,999,822

Section 4 - Detailed Life Cycle Costs

Block/Houses:

Mulholland Close Flats

	Leasehold	General Needs	Total
1 bed		22	
2 bed		3	
3 bed		0	
4 bed+		0	
Total	11	25	36

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	22	no	£3,200	Yes	70,400	-	12	352,000
2 bed	3	no	£3,500	Yes	10,500		12	52,500
Bathroom refurbishment, finishes, fittings								
1 bed	22	no	£1,550	Yes	34,100		12	170,500
2 bed	3	no	£1,650	Yes	4,950		12	24,750
Renew gas supply	25	no	£250	Yes	6,250		30	12,500
Radiator replacement								
1 bed	22	no	£1,500	Yes	33,000		30	66,000
2 bed	3	no	£2,200	Yes	6,600		30	13,200

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	25	no	£2,000	Yes	50,000		15	200,000
Replace HW cylinder	25	no	£350	Yes	8,750		15	35,000
Booster pumps - single (flats over 2 storeys)	25	no	£550	Yes	13,750		15	55,000
Mechanical extract fan bathroom	25	no	£350	Yes	8,750		10	43,750
Mechanical extract fan kitchen	25	no	£350	Yes	8,750		10	43,750
Renew cold water incoming service	25	no	£150	Yes	3,750		40	7,500
Full Electrical Rewire (excluding kitchen & bathroom)					-			
1 bed	22		£2,600	Yes	57,200		30	114,400
2 bed	3	no	£3,200	Yes	9,600		30	19,200
Smoke Detector Installation		no			-			-
1 bed	22	no	£100	Yes	2,200		10	11,000
2 bed	3	no	£130	Yes	390		10	1,950
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	25	no	£430	Yes	10,750		100	10,750
Replace internal door and ironmongery	25	no	£200	Yes	5,000		40	10,000
Replace internal frame	25	no	£190	Yes	4,750		40	9,500
Replace flat front entrance doors	25	no	£950	Yes	23,750		40	47,500
Redecorate flat entirely		no			-			
1 bed	22	no	£1,550	Yes	34,100		5	341,000
2 bed	3	no	£1,750	Yes	5,250		5	52,500
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	22	no	£3,150	Yes	69,300		15	277,200
2 bed	3	no	£3,400	Yes	10,200		15	40,800
Replaster internally					-			
1 bed	22	no	£3,900	Yes	85,800		40	171,600
2 bed	3	no	£4,200	Yes	12,600		40	25,200

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
M&E works (flats)	11	no	£1,160.00	Yes	12,760		30	25,520
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,962	m2	£18	Yes	35,310	10	10	176,552
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	1,962	m2	£240	Yes	470,806		35	941,611
Roof access doors and ladders	2	no	£950	Yes	1,900		40	3,800
External Walls					-			
Remove existing cladding/render	3,356	m2	£20	Yes	67,112		55	67,112
Insulated render system	3,356	m2	£90	Yes	302,004		55	302,004
Scaffolding - flats per m2 of elevation area	7,352	m2	£25	Yes	183,800		10	919,000
Windows and External Doors					-			-
Overhaul existing windows	972	m2	£15	Yes	14,580	10	10	72,900
Replace existing windows - new composite alum/timber	972	m2	£510	Yes	495,720		45	991,440
Replace external flat front doors not served by door entry	10	no	£840	Yes	8,400		25	16,800
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Overhauling and repairing communal doors	2	no	£180.00	Yes	360	10	10	1,800
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
Communal Areas					-			-
Asbestos surveys to comunals	36	no	£25.00	Yes	900		100	900
Replacing communal doors	2	no	£460.00	Yes	920		35	1,840
Overhauling and repairing communal doors	2	no	£175.00	Yes	350	10	10	1,750
Communal decorations - doors, walls and ceilings	100	m2	£60.00	Yes	6,000		7	48,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Communal floor and stair finishes	100	m2	£60.00	Yes	6,000		15	24,000
Overhauling communal balustrades	4	no	£530.00	Yes	2,120		10	10,600
Renewing communal balustrades	4	no	£1,950.00	Yes	7,800	15	40	7,800
Refuse system - refurbishment and overhaul	36	units	£330.00	Yes	11,880		25	23,760
External and communal block signage	36	no	£180.00	Yes	6,480		15	25,920
IRS Installation	36	no	£320.00	Yes	11,520		25	23,040
Upgrading landlords electrical supply laterals and lighting	36	no	£2,100.00	Yes	75,600		30	151,200
External lighting	36	no	£65.00	Yes	2,340		25	4,680
Door entry and access control system	36	no	£740.00	Yes	26,640		25	53,280
Overhaul existing communal cold water tanks	36	no	£180.00	Yes	6,480		15	25,920
Renew existing communal cold water tanks	36	no	£410.00	Yes	14,760		40	29,520
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	36	no	£750.00	Yes	27,000		40	54,000
Block Total								6,234,559

Life Cycle Cost Plan

Revision:

Date: 27-Jan-16

Project No: 27762

Circle Housing Group

Eastfields Estate



Section 4 - Detailed Life Cycle Costs

Block/Houses:

Block 5 - Pains Close Flats

	Leasehold	General Needs	Total
1 bed		24	
2 bed		2	
3 bed		0	
4 bed+		0	
Total	10	26	36

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	24	no	£3,200	Yes	76,800	-	12	384,000
2 bed	2	no	£3,500	Yes	7,000		12	35,000
Bathroom refurbishment, finishes, fittings								
1 bed	24	no	£1,550	Yes	37,200		12	186,000
2 bed	2	no	£1,650	Yes	3,300		12	16,500
Renew gas supply	26	no	£250	Yes	6,500		30	13,000
Radiator replacement								
1 bed	24	no	£1,500	Yes	36,000		30	72,000
2 bed	2	no	£2,200	Yes	4,400		30	8,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	26	no	£2,000	Yes	52,000		15	208,000
Replace HW cylinder	26	no	£350	Yes	9,100		15	36,400
Booster pumps - single (flats over 2 storeys)	26	no	£550	Yes	14,300		15	57,200
Mechanical extract fan bathroom	26	no	£350	Yes	9,100		10	45,500
Mechanical extract fan kitchen	26	no	£350	Yes	9,100		10	45,500
Renew cold water incoming service	26	no	£150	Yes	3,900		40	7,800
Full Electrical Rewire (excluding kitchen & bathroom)					-			
1 bed	24		£2,600	Yes	62,400		30	124,800
2 bed	2	no	£3,200	Yes	6,400		30	12,800
Smoke Detector Installation		no			-			-
1 bed	24	no	£100	Yes	2,400		10	12,000
2 bed	2	no	£130	Yes	260		10	1,300
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	26	no	£430	Yes	11,180		100	11,180
Replace internal door and ironmongery	26	no	£200	Yes	5,200		40	10,400
Replace internal frame	26	no	£190	Yes	4,940		40	9,880
Replace flat front entrance doors	26	no	£950	Yes	24,700		40	49,400
Redecorate flat entirely		no			-			
1 bed	24	no	£1,550	Yes	37,200		5	372,000
2 bed	2	no	£1,750	Yes	3,500		5	35,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	24	no	£3,150	Yes	75,600		15	302,400
2 bed	2	no	£3,400	Yes	6,800		15	27,200
Replaster internally					-			
1 bed	24	no	£3,900	Yes	93,600		40	187,200
2 bed	2	no	£4,200	Yes	8,400		40	16,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,215	m2	£18	Yes	21,876	10	10	109,381
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	1,215	m2	£240	Yes	291,682		35	583,363
Roof access doors and ladders	2	no	£950	Yes	1,900		40	3,800
External Walls					-			
Remove existing cladding/render	3,477	m2	£20	Yes	69,532		55	69,532
Insulated render system	3,477	m2	£90	Yes	312,894		55	312,894
Scaffolding - flats per m2 of elevation area	3,477	m2	£25	Yes	86,915		10	434,575
Windows and External Doors					-			-
Overhaul existing windows	972	m2	£15	Yes	14,580	10	10	72,900
Replace existing windows - new composite alum/timber	972	m2	£510	Yes	495,720		45	991,440
Replace external flat front doors not served by door entry	10	no	£840	Yes	8,400		25	16,800
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Overhauling and repairing communal doors	2	no	£180.00	Yes	360	10	10	1,800
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
Communal Areas					-			-
Asbestos surveys to comunals	36	no	£25.00	Yes	900		100	900
Replacing communal doors	2	no	£460.00	Yes	920		35	1,840
Overhauling and repairing communal doors	2	no	£175.00	Yes	350	10	10	1,750
Communal decorations - doors, walls and ceilings	100	m2	£60.00	Yes	6,000		7	48,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Communal floor and stair finishes	100	m2	£60.00	Yes	6,000		15	24,000
Overhauling communal balustrades	4	no	£530.00	Yes	2,120		10	10,600
Renewing communal balustrades	4	no	£1,950.00	Yes	7,800	15	40	7,800
New main entrances and canopies	2	no	£8,500.00	Yes	17,000		50	17,000
Refuse system - refurbishment and overhaul	36	units	£330.00	Yes	11,880		25	23,760
External and communal block signage	36	no	£180.00	Yes	6,480		15	25,920
IRS Installation	36	no	£320.00	Yes	11,520		25	23,040
Upgrading landlords electrical supply laterals and lighting	36	no	£2,100.00	Yes	75,600		30	151,200
External lighting	36	no	£65.00	Yes	2,340		25	4,680
Door entry and access control system	36	no	£740.00	Yes	26,640		25	53,280
Overhaul existing communal cold water tanks	36	no	£180.00	Yes	6,480		15	25,920
Renew existing communal cold water tanks	36	no	£410.00	Yes	14,760		40	29,520
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	36	no	£750.00	Yes	27,000		40	54,000
Block Total								5,431,715

Life Cycle Cost Plan

Revision:

Date: 27-Jan-16

Project No: 27762

Circle Housing Group

Eastfields Estate



Section 4 - Detailed Life Cycle Costs

Block/Houses:

Block 6 - Potter Close Flats

	Leasehold	General Needs	Total
1 bed		20	
2 bed		2	
3 bed		0	
4 bed+		0	
Total	10	22	32

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	20	no	£3,200	Yes	64,000	-	12	320,000
2 bed	2	no	£3,500	Yes	7,000		12	35,000
Bathroom refurbishment, finishes, fittings								
1 bed	20	no	£1,550	Yes	31,000		12	155,000
2 bed	2	no	£1,650	Yes	3,300		12	16,500
Renew gas supply	22	no	£250	Yes	5,500		30	11,000
Radiator replacement								
1 bed	20	no	£1,500	Yes	30,000		30	60,000
2 bed	2	no	£2,200	Yes	4,400		30	8,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	22	no	£2,000	Yes	44,000		15	176,000
Replace HW cylinder	22	no	£350	Yes	7,700		15	30,800
Booster pumps - single (flats over 2 storeys)	22	no	£550	Yes	12,100		15	48,400
Mechanical extract fan bathroom	22	no	£350	Yes	7,700		10	38,500
Mechanical extract fan kitchen	22	no	£350	Yes	7,700		10	38,500
Renew cold water incoming service	22	no	£150	Yes	3,300		40	6,600
Full Electrical Rewire (excluding kitchen & bathroom)					-			
1 bed	20		£2,600	Yes	52,000		30	104,000
2 bed	2	no	£3,200	Yes	6,400		30	12,800
Smoke Detector Installation		no			-			-
1 bed	20	no	£100	Yes	2,000		10	10,000
2 bed	2	no	£130	Yes	260		10	1,300
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	22	no	£430	Yes	9,460		100	9,460
Replace internal door and ironmongery	22	no	£200	Yes	4,400		40	8,800
Replace internal frame	22	no	£190	Yes	4,180		40	8,360
Replace flat front entrance doors	22	no	£950	Yes	20,900		40	41,800
Redecorate flat entirely		no			-			
1 bed	20	no	£1,550	Yes	31,000		5	310,000
2 bed	2	no	£1,750	Yes	3,500		5	35,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	20	no	£3,150	Yes	63,000		15	252,000
2 bed	2	no	£3,400	Yes	6,800		15	27,200
Replaster internally					-			
1 bed	20	no	£3,900	Yes	78,000		40	156,000
2 bed	2	no	£4,200	Yes	8,400		40	16,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,084	m2	£18	Yes	19,515	10	10	97,577
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	1,084	m2	£240	Yes	260,206		35	520,411
Roof access doors and ladders	2	no	£950	Yes	1,900		40	3,800
External Walls					-			
Remove existing cladding/render	3,390	m2	£20	Yes	67,792		55	67,792
Insulated render system	3,390	m2	£90	Yes	305,064		55	305,064
Scaffolding - flats per m2 of elevation area	3,390	m2	£25	Yes	84,740		10	423,700
Windows and External Doors					-			-
Overhaul existing windows	972	m2	£15	Yes	14,580	10	10	72,900
Replace existing windows - new composite alum/timber	972	m2	£510	Yes	495,720		45	991,440
Replace external flat front doors not served by door entry	10	no	£840	Yes	8,400		25	16,800
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Overhauling and repairing communal doors	2	no	£180.00	Yes	360	10	10	1,800
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
Communal Areas					-			-
Asbestos surveys to comunals	32	no	£25.00	Yes	800		100	800
Replacing communal doors	2	no	£460.00	Yes	920		35	1,840
Overhauling and repairing communal doors	2	no	£175.00	Yes	350	10	10	1,750
Communal decorations - doors, walls and ceilings	100	m2	£60.00	Yes	6,000		7	48,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Communal floor and stair finishes	100	m2	£60.00	Yes	6,000		15	24,000
Overhauling communal balustrades	6	no	£530.00	Yes	3,180		10	15,900
Renewing communal balustrades	6	no	£1,950.00	Yes	11,700	15	40	11,700
New main entrances and canopies	2	no	£8,500.00	Yes	17,000		50	17,000
Refuse system - refurbishment and overhaul	32	units	£330.00	Yes	10,560		25	21,120
External and communal block signage	32	no	£180.00	Yes	5,760		15	23,040
IRS Installation	32	no	£320.00	Yes	10,240		25	20,480
Upgrading landlords electrical supply laterals and lighting	32	no	£2,100.00	Yes	67,200		30	134,400
External lighting	32	no	£65.00	Yes	2,080		25	4,160
Door entry and access control system	32	no	£740.00	Yes	23,680		25	47,360
Overhaul existing communal cold water tanks	32	no	£180.00	Yes	5,760		15	23,040
Renew existing communal cold water tanks	32	no	£410.00	Yes	13,120		40	26,240
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	32	no	£750.00	Yes	24,000		40	48,000
Block Total								4,952,694

Life Cycle Cost Plan

Revision:

Date: 27-Jan-16

Project No: 27762

Circle Housing Group

Eastfields Estate



Section 4 - Detailed Life Cycle Costs

Block/Houses:

Block 7 - Thrupp Close Flats

	Leasehold	General Needs	Total
1 bed		24	
2 bed		4	
3 bed		0	
4 bed+		0	
Total	4	28	32

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
1 bed	24	no	£3,200	Yes	76,800	-	12	384,000
2 bed	4	no	£3,500	Yes	14,000		12	70,000
Bathroom refurbishment, finishes, fittings								
1 bed	24	no	£1,550	Yes	37,200		12	186,000
2 bed	4	no	£1,650	Yes	6,600		12	33,000
Renew gas supply	28	no	£250	Yes	7,000		30	14,000
Radiator replacement								
1 bed	24	no	£1,500	Yes	36,000		30	72,000
2 bed	4	no	£2,200	Yes	8,800		30	17,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	28	no	£2,000	Yes	56,000		15	224,000
Replace HW cylinder	28	no	£350	Yes	9,800		15	39,200
Booster pumps - single (flats over 2 storeys)	28	no	£550	Yes	15,400		15	61,600
Mechanical extract fan bathroom	28	no	£350	Yes	9,800		10	49,000
Mechanical extract fan kitchen	28	no	£350	Yes	9,800		10	49,000
Renew cold water incoming service	28	no	£150	Yes	4,200		40	8,400
Full Electrical Rewire (excluding kitchen & bathroom)					-			
1 bed	24		£2,600	Yes	62,400		30	124,800
2 bed	4	no	£3,200	Yes	12,800		30	25,600
Smoke Detector Installation		no			-			-
1 bed	24	no	£100	Yes	2,400		10	12,000
2 bed	4	no	£130	Yes	520		10	2,600
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	28	no	£430	Yes	12,040		100	12,040
Replace internal door and ironmongery	28	no	£200	Yes	5,600		40	11,200
Replace internal frame	28	no	£190	Yes	5,320		40	10,640
Replace flat front entrance doors	28	no	£950	Yes	26,600		40	53,200
Redecorate flat entirely		no			-			
1 bed	24	no	£1,550	Yes	37,200		5	372,000
2 bed	4	no	£1,750	Yes	7,000		5	70,000
Replace floor finishes (except kitchen and bathroom)					-			
1 bed	24	no	£3,150	Yes	75,600		15	302,400
2 bed	4	no	£3,400	Yes	13,600		15	54,400
Replaster internally					-			
1 bed	24	no	£3,900	Yes	93,600		40	187,200
2 bed	4	no	£4,200	Yes	16,800		40	33,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
M&E works (flats)	4	no	£1,160.00	Yes	4,640		30	9,280
Communals					-			
Roofs					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,117	m2	£18	Yes	20,101	10	10	100,506
Flat roof - complete renewal - - asphalt-high perf. single layer; mansafe system	1,117	m2	£240	Yes	268,015		35	536,030
Roof access doors and ladders	2	no	£950	Yes	1,900		40	3,800
External Walls					-			
Remove existing cladding/render	3,198	m2	£20	Yes	63,956		55	63,956
Insulated render system	3,198	m2	£90	Yes	287,802		55	287,802
Scaffolding - flats per m2 of elevation area	3,198	m2	£25	Yes	79,945		10	399,725
Windows and External Doors					-			-
Overhaul existing windows	972	m2	£15	Yes	14,580	10	10	72,900
Replace existing windows - new composite alum/timber	972	m2	£510	Yes	495,720		45	991,440
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Overhauling and repairing communal doors	2	no	£180.00	Yes	360	10	10	1,800
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
Communal Areas					-			-
Asbestos surveys to communals	32	no	£25.00	Yes	800		100	800
Replacing communal doors	2	no	£460.00	Yes	920		35	1,840
Overhauling and repairing communal doors	2	no	£175.00	Yes	350	10	10	1,750
Communal decorations - doors, walls and ceilings	100	m2	£60.00	Yes	6,000		7	48,000
Communal floor and stair finishes	100	m2	£60.00	Yes	6,000		15	24,000
Overhauling communal balustrades	9	no	£530.00	Yes	4,770		10	23,850

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Renewing communal balustrades	9	no	£1,950.00	Yes	17,550	15	40	17,550
New main entrances and canopies	2	no	£8,500.00	Yes	17,000		50	17,000
Refuse system - refurbishment and overhaul	32	units	£330.00	Yes	10,560		25	21,120
External and communal block signage	32	no	£180.00	Yes	5,760		15	23,040
IRS Installation	32	no	£320.00	Yes	10,240		25	20,480
Upgrading landlords electrical supply laterals and lighting	32	no	£2,100.00	Yes	67,200		30	134,400
External lighting	32	no	£65.00	Yes	2,080		25	4,160
Door entry and access control system	32	no	£740.00	Yes	23,680		25	47,360
Overhaul existing communal cold water tanks	32	no	£180.00	Yes	5,760		15	23,040
Renew existing communal cold water tanks	32	no	£410.00	Yes	13,120		40	26,240
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	32	no	£750.00	Yes	24,000		40	48,000
Block Total								5,450,109

Life Cycle Cost Plan

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Section 4 - Detailed Life Cycle Costs

Block/Houses:

Block 8 - Houses

	Leasehold	General Needs	Total
1 bed		0	
2 bed		0	
3 bed		39	
4 bed+		1	
Total	0	40	40

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Dwelling Internals								
Kitchen refurbishment, finishes, fittings and mechanical ventilation.								
3 bed	39	no	£3,800	Yes	148,200		12	741,000
4 bed	1	no	£4,100	Yes	4,100		12	20,500
Bathroom refurbishment, finishes, fittings								
3 bed	39	no	£1,800	Yes	70,200		12	351,000
4 bed	1	no	£1,950	Yes	1,950		12	9,750
Renew gas supply	40	no	£250	Yes	10,000		30	20,000
Radiator replacement								
3 bed	39	no	£2,500	Yes	97,500		30	195,000
4 bed	1	no	£2,800	Yes	2,800		30	5,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Boiler Replacement inc. Controls	40	no	£2,000	Yes	80,000		15	320,000
Replace HW cylinder	40	no	£350	Yes	14,000		15	56,000
Replace cold water tank (houses only)	40	no	£280	Yes	11,200		35	22,400
Mechanical extract fan bathroom	40	no	£350	Yes	14,000		10	70,000
Mechanical extract fan kitchen	40	no	£350	Yes	14,000		10	70,000
Renew cold water incoming service	40	no	£150	Yes	6,000		40	12,000
Full Electrical Rewire (excluding kitchen & bathroom)					-			
3 bed	39	no	£3,500	Yes	136,500		30	273,000
4 bed	1	no	£3,700	Yes	3,700		30	7,400
Smoke Detector Installation		no			-			-
3 bed	39	no	£180	Yes	7,020		10	35,100
4 bed	1	no	£200	Yes	200		10	1,000
Other Internal					-			
Asbestos Type 2 Survey & Report Removal	40	no	£430	Yes	17,200		100	17,200
Replace internal door and ironmongery	40	no	£200	Yes	8,000		40	16,000
Replace internal frame	40	no	£190	Yes	7,600		40	15,200
Replace flat front entrance doors	40	no	£950	Yes	38,000		40	76,000
Redecorate flat entirely		no			-			
3 bed	39	no	£1,950	Yes	76,050		5	760,500
4 bed	1	no	£2,150	Yes	2,150		5	21,500
Replace floor finishes (except kitchen and bathroom)					-			
3 bed	39	no	£3,550	Yes	138,450		15	553,800
4 bed	1	no	£3,700	Yes	3,700		15	14,800
Replaster internally					-			
3 bed	39	no	£4,500	Yes	175,500		40	351,000
4 bed	1	no	£4,800	Yes	4,800		40	9,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Replace internal staircase and balustrades	40	no	£950	Yes	38,000	-	40	76,000
Replace boarding to upper floors	40	no	£2,800	Yes	112,000		35	224,000
Repairs to ground floor screed	40	no	£300	Yes	12,000		15	48,000
Overhaul and replacement of soil and vent pipes; firestopping at floor levels	40	no	£750.00	Yes	30,000		40	60,000
IRS Installation	40	no	£320.00	Yes	12,800		25	25,600
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,965	m2	£18	Yes	35,377		10	176,884
Flat roof - complete renewal - - asphalt-high perf. single layer	1,965	m2	£150	Yes	294,807		35	589,614
External Walls					-			
Insulated render system	5,358	m2	£90	Yes	482,256		55	482,256
Remove existing cladding/render	5,358	m2	£20	Yes	107,168		55	107,168
Provision of joint sealants	40	no	£75	Yes	3,000		55	3,000
Scaffolding - per house	40	no	£1,250	Yes	50,000		10	250,000
Windows and External Doors					-			-
Overhaul existing windows	1,340	m2	£15	Yes	20,094	10	10	100,470
Replace existing windows - new composite alum/timber	1,340	m2	£510	Yes	683,196		45	1,366,392
Replace external house front doors not served by door entry	40	no	£840	Yes	33,600		25	67,200
Communal Areas					-			-
Refuse system - refurbishment and overhaul	40	units	£330.00	Yes	13,200		25	26,400
Environmentals					-			-
External Works					-			-
Site investigation	40	no	£290.00	Yes	1,450		35	2,900
On plot parking	600	m2	£130.00	Yes	9,750		35	19,500
On plot footpaths and patios	600	m2	£75.00	Yes	5,625		35	11,250
Renew external toilet structures as sheds	40	no	£1,500.00	Yes	7,500		40	15,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Fencing and boundary wall repairs	40	no	£300.00	Yes	1,500		5	15,000
Fencing and boundary wall replacement	40	no	£3,000.00	Yes	15,000		25	30,000
Repair and replacement of incoming services	40	no	£1,200.00	Yes	6,000		50	6,000
Drainage Inspection and Survey	40	no	£20.00	Yes	100		35	200
Drainage repairs	40	no	£500.00	Yes	2,500		15	10,000
New drainage	40	no	£2,000.00	Yes	10,000		35	20,000
Block Total								7,778,184

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Section 4 - Detailed Life Cycle Costs

Block/Houses:

Estate Wide Works

	Leasehold	General Needs	Total
1 bed			
2 bed			
3 bed			
4 bed+			
Total			

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Environmentals					-			
					-			
External Works					-			-
Allowance per dwelling for all off-plot hard and soft landscaping repairs and renewals incl external services and lighting	315	no	£2,500.00	Yes	787,500		35	1,575,000
Annual repairs	315	no	£150.00	Yes	47,250		1	2,362,500
					-			-
Drainage					-			
Drainage Inspection and Survey	315	no	£20.00	Yes	6,300		35	12,600
Drainage repairs	315	no	£500.00	Yes	157,500		15	630,000
Annual repairs	315	no	£50.00	Yes	15,750		1	787,500
					-			-

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Block Total								5,367,600

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Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
0	4,341,947	7,056,798	2,610,628	3,095,911	2,785,857	2,581,012	2,728,121	3,987,771	1,313,355	30,501,400
1	-	-	-	-	-	-	-	-	81,575	81,575
2	-	-	-	-	-	-	-	-	81,575	81,575
3	-	-	-	-	-	-	-	-	81,575	81,575
4	-	-	-	-	-	-	-	-	81,575	81,575
5	71,864	107,472	45,708	51,470	53,218	45,190	57,750	103,199	81,575	617,444
6	-	-	-	-	-	-	-	-	81,575	81,575
7	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
8	-	-	-	-	-	-	-	-	81,575	81,575
9	-	-	-	-	-	-	-	-	81,575	81,575
10	330,877	625,961	227,808	383,739	243,638	226,966	242,428	285,371	81,575	2,648,363
11	-	-	-	-	-	-	-	-	81,575	81,575
12	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
13	-	-	-	-	-	-	-	-	81,575	81,575
14	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
15	352,377	650,941	252,131	282,935	292,193	256,016	323,800	427,750	285,512	3,123,657
16	-	-	-	-	-	-	-	-	81,575	81,575
17	-	-	-	-	-	-	-	-	81,575	81,575
18	-	-	-	-	-	-	-	-	81,575	81,575
19	-	-	-	-	-	-	-	-	81,575	81,575
20	330,877	625,961	227,808	383,739	243,638	226,966	242,428	285,371	81,575	2,648,363
21	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
22	-	-	-	-	-	-	-	-	81,575	81,575
23	-	-	-	-	-	-	-	-	81,575	81,575

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Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
24	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
25	181,951	311,137	133,291	141,021	142,769	127,205	128,888	199,794	81,575	1,447,630
26	-	-	-	-	-	-	-	-	81,575	81,575
27	-	-	-	-	-	-	-	-	81,575	81,575
28	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
29	-	-	-	-	-	-	-	-	81,575	81,575
30	949,214	1,585,333	656,814	865,380	735,237	651,958	743,220	934,279	285,512	7,406,948
31	-	-	-	-	-	-	-	-	81,575	81,575
32	-	-	-	-	-	-	-	-	81,575	81,575
33	-	-	-	-	-	-	-	-	81,575	81,575
34	-	-	-	-	-	-	-	-	81,575	81,575
35	872,318	1,405,531	405,064	670,048	439,859	391,075	413,747	679,314	1,109,418	6,386,373
36	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
37	-	-	-	-	-	-	-	-	81,575	81,575
38	-	-	-	-	-	-	-	-	81,575	81,575
39	-	-	-	-	-	-	-	-	81,575	81,575
40	641,055	1,085,693	434,659	615,917	482,407	431,810	489,923	693,763	81,575	4,956,802
41	-	-	-	-	-	-	-	-	81,575	81,575
42	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
43	-	-	-	-	-	-	-	-	81,575	81,575
44	-	-	-	-	-	-	-	-	81,575	81,575
45	1,422,173	2,302,017	883,909	914,713	923,971	882,744	942,954	1,312,379	285,512	9,870,371
46	-	-	-	-	-	-	-	-	81,575	81,575
47	-	-	-	-	-	-	-	-	81,575	81,575

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Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
48	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
49	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
	10,441,439	17,315,830	6,473,964	8,072,751	7,033,196	6,412,942	7,057,014	10,071,496	6,950,178	79,828,810

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Section 6 - Costs per Unit

Internals	Total Cost	No. of Tenants	Cost per Tenant
Acacia Road Flats	£3,861,909	34	£113,586
Clay Avenue Flats	£5,912,131	52	£113,695
Moore Close Flats	£2,561,865	22	£116,448
Mulholland Road Flats	£2,893,408	25	£115,736
Pains Close	£2,992,710	26	£115,104
Potter Close	£2,540,241	22	£115,466
Thrupp Close	£3,222,544	28	£115,091
Houses	£5,799,519	40	£144,988
Sub-total	29,784,327	249	£119,616
Communals	Total Cost	No. of Dwellings	Cost per Dwelling
Acacia Road Flats	£6,579,530	44	£149,535
Clay Avenue Flats	£11,403,699	62	£183,931
Moore Close Flats	£3,912,099	32	£122,253
Mulholland Road Flats	£5,179,342	36	£143,871
Pains Close	£4,040,487	36	£112,236
Potter Close	£3,872,701	32	£121,022
Thrupp Close	£3,834,470	32	£119,827
Houses	£4,271,977	40	£106,799
Estate Works	£6,950,178	314	£22,134
Sub-total	£50,044,483	314	£159,377
Total	£79,828,810		

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Section 6 - Costs per Unit

Appendix B

Annual Costs (Not Discounted)

Life Cycle Costs

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Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
0	4,341,947	7,056,798	2,610,628	3,095,911	2,785,857	2,581,012	2,728,121	3,987,771	1,313,355	30,501,400
1	-	-	-	-	-	-	-	-	81,575	81,575
2	-	-	-	-	-	-	-	-	81,575	81,575
3	-	-	-	-	-	-	-	-	81,575	81,575
4	-	-	-	-	-	-	-	-	81,575	81,575
5	71,864	107,472	45,708	51,470	53,218	45,190	57,750	103,199	81,575	617,444
6	-	-	-	-	-	-	-	-	81,575	81,575
7	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
8	-	-	-	-	-	-	-	-	81,575	81,575
9	-	-	-	-	-	-	-	-	81,575	81,575
10	330,877	625,961	227,808	383,739	243,638	226,966	242,428	285,371	81,575	2,648,363
11	-	-	-	-	-	-	-	-	81,575	81,575
12	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
13	-	-	-	-	-	-	-	-	81,575	81,575
14	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
15	352,377	650,941	252,131	282,935	292,193	256,016	323,800	427,750	285,512	3,123,657
16	-	-	-	-	-	-	-	-	81,575	81,575
17	-	-	-	-	-	-	-	-	81,575	81,575
18	-	-	-	-	-	-	-	-	81,575	81,575
19	-	-	-	-	-	-	-	-	81,575	81,575
20	330,877	625,961	227,808	383,739	243,638	226,966	242,428	285,371	81,575	2,648,363
21	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
22	-	-	-	-	-	-	-	-	81,575	81,575
23	-	-	-	-	-	-	-	-	81,575	81,575

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Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
24	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
25	181,951	311,137	133,291	141,021	142,769	127,205	128,888	199,794	81,575	1,447,630
26	-	-	-	-	-	-	-	-	81,575	81,575
27	-	-	-	-	-	-	-	-	81,575	81,575
28	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
29	-	-	-	-	-	-	-	-	81,575	81,575
30	949,214	1,585,333	656,814	865,380	735,237	651,958	743,220	934,279	285,512	7,406,948
31	-	-	-	-	-	-	-	-	81,575	81,575
32	-	-	-	-	-	-	-	-	81,575	81,575
33	-	-	-	-	-	-	-	-	81,575	81,575
34	-	-	-	-	-	-	-	-	81,575	81,575
35	872,318	1,405,531	405,064	670,048	439,859	391,075	413,747	679,314	1,109,418	6,386,373
36	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
37	-	-	-	-	-	-	-	-	81,575	81,575
38	-	-	-	-	-	-	-	-	81,575	81,575
39	-	-	-	-	-	-	-	-	81,575	81,575
40	641,055	1,085,693	434,659	615,917	482,407	431,810	489,923	693,763	81,575	4,956,802
41	-	-	-	-	-	-	-	-	81,575	81,575
42	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
43	-	-	-	-	-	-	-	-	81,575	81,575
44	-	-	-	-	-	-	-	-	81,575	81,575
45	1,422,173	2,302,017	883,909	914,713	923,971	882,744	942,954	1,312,379	285,512	9,870,371
46	-	-	-	-	-	-	-	-	81,575	81,575
47	-	-	-	-	-	-	-	-	81,575	81,575

Life Cycle Costs

Revision: C

Date: 27-Jan-16

Project No: 03-Jan-76

Circle Housing Group

Eastfields Estate



Sectio 5 - Annual Amounts

Year	Acacia Road Flats	Clay Avenue Flats	Moore Close Flats	Mulholland Road Flats	Pains Close	Potter Close	Thrupp Close	Houses	Estate Wide Works	Total
48	213,389	319,825	137,382	155,316	160,948	136,347	174,285	290,627	81,575	1,669,695
49	15,538	46,614	7,769	7,769	7,769	7,769	7,769	-	81,575	182,572
	10,441,439	17,315,830	6,473,964	8,072,751	7,033,196	6,412,942	7,057,014	10,071,496	6,950,178	79,828,810

Appendix C

Photographs

